
Appeal Decision

Site visit made on 12 August 2025

by R Cahalane BA(Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 October 2025.

Appeal Ref: APP/F5540/W/24/3346071

Amwell House, The Woodlands, Isleworth TW7 6NZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr J Corcoran (Jack White Enterprises Ltd) against the decision of the Council of the London Borough of Hounslow.
 - The application Ref is 01231/B/P11.
 - The development proposed is an additional storey to create 2 no. apartments each with private amenity space.
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Decision

1. The appeal is allowed and planning permission is granted for an additional storey to create 2 no. apartments each with private amenity space at Amwell House, The Woodlands, Isleworth TW7 6NZ in accordance with the terms of the application, Ref 01231/B/P11, and the plans submitted with it, subject to the conditions in the attached schedule.

Background and Main Issues

2. The appeal submission includes an amended proposed site plan¹ showing an indicative layout to the front of the appeal site building (Amwell House). I do not regard this plan to involve a substantial difference or fundamental change to the application. Nor do I consider that accepting this plan for consideration would lead to procedural unfairness to interested parties. I have therefore determined the appeal on this basis.
3. Based on my site visit and the evidence put before me, Amwell House is within the setting of the Woodlands Grove Conservation Area and several Grade II Listed Buildings, despite not being adjacent to these Heritage Assets. In light of this, the main issues are:
 - The effect of the proposed development on the character and appearance of Amwell House and the surrounding area, including the setting of surrounding Heritage Assets; and
 - whether acceptable living conditions would be provided for current and future occupiers of the proposed apartments with regard to communal open space.

¹ Drawing No. 2784-RDJWL-XX-XX-DR-A-0030 Rev C3

Reasons

Character and appearance

4. Amwell House was originally built in the 19th century and extended in the 1970s. It now contains nine flats on three floors, including within a mansard-style roof form. It thus cannot reasonably be described as a low-key building, although it has a relatively secluded setting towards the end of the cul-de-sac of The Woodlands.
5. Built form surrounding Amwell House is varied, including apartment blocks of up to three storeys, and two-storey semi-detached and terraced dwellings. A lower bungalow with dormer roof forms (Amwell Bungalow) is immediately to the east.
6. I accept that the appeal proposal would make Amwell House four storeys in form and one of the tallest buildings in the local area. However, its immediate surrounds are well-screened by trees along its frontage and other boundaries, including large trees within the public footway and other trees subject of a Tree Preservation Order² (TPO). During my site visit, I found wider views from along the pathway between St Johns Road and The Woodlands to be restricted by shrubbery. The resultant building as proposed would also be well screened from that pathway.
7. The proposal would also be well contained by the three-storey Coopers Court apartment building in the foreground, when viewed from the entrance to The Woodlands from Woodlands Road. The roof heights and forms at this transitional junction location, which includes a footbridge over the Duke of Northumberland's River to a post-war suburban housing estate, are noticeably varied. The proposed built form would be at some distance from this junction and would not be significantly larger than the pitched roof of Coopers Court.
8. Proposed height difference between Amwell House and Amwell Bungalow would be noticeably more pronounced. Provision of some larger front balcony access windows than those below would also partly disrupt the existing regimented fenestration rhythms and would draw the eye to the additional floor of apartments.
9. However, the provision of a flat roof form and set in distances from almost all existing elevation sections would avoid a significant impact on the character of Amwell House. The existing building is already considerably taller than Amwell Bungalow, and the proposed top floor setback distances would avoid a notable additional visual impact on this neighbouring building. This would also help differentiate the new floor from the existing form of Amwell House. Although the stairwell would be flush with the existing front elevation, this would tie in well with the communal front entrance to Amwell House directly below that is to be retained.
10. For the above reasons, the proposed scheme would not have a jarring or over-dominant impact on the existing character of Amwell House or its surrounding context. The additional floor would fit appropriately within this context and would not form an overly bulky or visually prominent addition.
11. In conclusion, the proposal would not harm the character and appearance of Amwell House and the surrounding area, and would in this respect comply with Policies CC1, CC2 and SC4 of the Council's Local Plan 2015-2030 (LP) (adopted 2015). These policies, require, amongst other things, development proposals to meet the design standards set out in the LP, respond meaningfully and sensitively

² Council Ref: T/978/21

to the site and the layout, massing and height of surrounding buildings, and balance the need to make efficient use of land and achieve high quality design. In turn, I have found no conflict with Policies D3 and D4 of the London Plan.

- Woodlands Grove Conservation Area (CA)

12. From what I have seen and read, the significance of the CA as a whole is derived in part from the range of well-preserved architectural styles it exhibits that were prevalent in prosperous railway suburbs during the mid-nineteenth century, including late Georgian Regency, Neo-Tudor and Italian Renaissance styles.
13. I found intervisibility between the CA and the appeal proposal to be limited to The Woodlands when viewed from near to the Woodlands Road junction. The separation distance and intervening modern apartment building of Coopers Court would avoid any harm to the CA's setting. The character and appearance of the CA as a whole would thus be preserved and its significance as a designated heritage asset would not be harmed.

- Grade II Listed Buildings

14. There is also intervisibility with the Grade II Listed Buildings of St Johns Church³, Farnells Almshouses⁴, St Johns Cottage⁵ and The Parsonage⁶, all of which are of late 1850s origin and accessed off St Johns Road. The latest official list entry refers to these Heritage Assets as forming a significant group, all thought to have been designed by John Deason for the local brewer John Farnell. They are also within an Area of Special Character as shown on the LP Policies Map. Section 66(1) of the Listed Buildings and Conservation Areas Act 1990 requires me to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.
15. The nearest Listed Building to the proposal is Farnell's Almshouses. Its significance is derived from its distinct roof forms with low eaves and prominent chimney features, and its quadrangle courtyard layout. Its function as historic almshouses can therefore still be appreciated. The proposal would further increase the height difference between Amwell House and the lower almshouses. However, the separation distances and the intervening TPO trees and non-historic built form of Amwell Bungalow would avoid harm to the special character of Farnell's Almshouses as a Listed Building. The proposal would therefore preserve the contribution that its setting makes to its significance.
16. St Johns Church is sited beyond Farnell's Almshouses towards St John's Road. Its significance is derived from its well-preserved condition and function as a large historic church building and local landmark. Its status as such can still be appreciated at some distance away from its curtilage, including when viewed from The Woodlands beyond Amwell House. The separation distance to the appeal proposal and the intervening trees and buildings would however avoid harm to the special character of this Listed Building. The development would therefore preserve the contribution that its setting makes to its significance.

³ List Entry Number: **1240263**

⁴ List Entry Number: 1260685

⁵ List Entry Number: 1334311

⁶ List Entry Number: 1095993

17. St Johns Cottage is east of Farnell's Almshouses. Its significance is derived from its Gothic Revival style, including asymmetrical form and complex roof features. The separation distance to the appeal scheme and the intervening trees and buildings would avoid harm to the special character of this Listed Building. The scheme would thus preserve the contribution that its setting makes to its significance.
18. The Parsonage faces St Johns Road and is at considerable distance away from the appeal proposal, and is well enclosed by trees. Its significance is derived from its Tudor-style gabled form and its spacious setting, denoting its former use as a vicarage. The separation distance to the appeal proposal and the intervening trees and buildings would also avoid harm to the special character of this Listed Building. The development would therefore preserve the contribution that its setting makes to its significance.
19. For the above reasons, the appeal scheme would comply with policy CC4 of the LP which requires, amongst other things, development proposals to conserve heritage assets and their settings.

Communal open space

20. Policy SC5 of the LP requires provision of outdoor space for flatted developments, through a combination of private outdoor space and communal open space. LP Policy CC2 requires development proposals to have a positive impact on the amenity of current and future residents.
21. Although the front space serving Amwell House is overlooked by the front elevation windows of the apartment building, it is well enclosed from The Woodlands by shrubbery. This space is mainly grassed, with a diagonal path to the communal front entrance door, a picnic-style bench towards the enclosed front boundary and some small ornamental shrubbery along the front of Amwell House. It therefore has the appearance and feel of a garden, and its orientation and enclosure provides sufficient sunlight and shading opportunities. The above suggests that this space is used, or can be used, by Amwell House residents as communal open space.
22. LP Policy SC5 states that such communal space should be provided of no less than 25sqm per each flat of up to three habitable rooms, less a reduction for the area of private space provided for each flat. This policy also requires the provision of a minimum 5sqm of private outdoor space for all 1 to 2 person dwellings, with an additional 1sqm for each additional occupant.
23. Both proposed apartments would each be provided with three habitable rooms and appear to be designed for three occupants each. They would each be provided with at least 6sqm of private amenity space in the form of a balcony, slightly exceeding the LP Policy SC5 minimum requirement. Each balcony would have a minimum depth and width of 1.5m as required by Policy D6 of the London Plan.
24. Accounting for these private balconies, the total communal external space requirement for the proposed apartments would be 38sqm, which would be catered for within the existing front garden space. This space is also the sole outdoor space for all six existing Amwell House upper floor apartments.
25. The ground floor apartments are provided with private garden areas to the side and rear of Amwell House, as indicated on the proposed site plan. They appear to be of significantly greater size than the current policy requirements as set out above. On

this basis, in my judgement the current Policy SC5 communal open space requirements do not apply to these ground floor apartments.

26. The appellant calculates the proposed front communal space to be approximately 190sqm, which has not been disputed by the Council. Having regard to my site visit observations and that the existing upper floor apartments would each require 25m² communal external space under current policy requirements, the proposed front garden would be of sufficient size and layout.
27. I therefore conclude that current and future occupiers would be provided with acceptable living conditions with regard to communal open space. In this respect, the proposal complies with Policies CC2 and SC5 of the LP and Policy D6 of the London Plan, the relevant requirements of which are already set out above.

Other Matters

28. Having regard to the relatively modest amount of proposed development, I anticipate that it would not lead to a severe impact on the local highway network over and above existing traffic levels, or an unacceptable highway safety impact. Given the existing layouts and relationships between Amwell House and neighbouring buildings, the scheme would provide adequate levels of privacy and sufficient levels of sunlight and daylight.
29. There is no demonstrable evidence before me that the proposal would harm protected species or biodiversity. As the proposal is not for 10 or more additional dwellings, it does not require contribution towards Affordable Housing. The submitted Planning Fire Safety Strategy outlines that the proposal would provide suitably positioned unobstructed outside space, incorporate appropriate features to reduce the risk to life and the risk of serious injury in the event of a fire, provide suitable and convenient means of escape, and an associated evacuation strategy for all building users.
30. I accept that construction works would inevitably at times be disruptive to existing residents. Such works would however be temporary, and I am satisfied that matters concerning construction hours and noise can be adequately controlled by legislation outside of the planning process where necessary. Any matters arising from private property damage or leaseholder rights would be separate private civil matters, and thus do not in themselves prevent the grant of planning permission.
31. I am aware that Amwell House was subject of a previous appeal⁷ dismissed in January 2024. That appeal however related to an application for prior approval, whereby the Inspector for that appeal found that the proposal for three apartments did not amount to permitted development under Schedule 2, Part 20, Class A of the GPDO⁸. That Inspector therefore did not need to consider the relevant prior approval matters, which includes the external appearance of the building. This previous appeal is therefore not relevant to the current appeal development.
32. A proposal for three apartments, identical to the above, was also refused planning permission by the Council⁹ in July 2023. The current appeal scheme is however for two apartments and is of different design and layout, which I have considered on its own planning merits and based on the evidence put before me.

⁷ Appeal Ref: APP/F5540/W/23/3326324

⁸ The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

⁹ Council Refs: P/2023/1803; 01231/B/P10

Conditions

33. I have considered the Council's suggested conditions against the tests in the National Planning Policy Framework and the Planning Practice Guidance, and have amended their wording, where necessary.
34. A condition specifying time limits for the development (condition 1) is necessary in the interests of planning certainty. Condition 2 is necessary to clarify the approved plan details. I have deleted references to the Planning Statement, Transport Statement, Surface Water Flood Risk and Flood Map for Planning, as these documents are not necessary to be included to ensure compliance with the approved plans. I have also deleted reference to the Energy Strategy, Full SAP Calculation Printouts and GLA Carbon Reporting Spreadsheet, as these documents are subject to conditions 6 and 7.
35. Condition 3 is necessary to be pre-commencement to ensure protection of existing trees and to secure full details of an appropriate hard and soft landscaping scheme, in the interests of the character and appearance of the area and the living conditions of future occupiers. Conditions 4 and 5 are necessary to ensure that the agreed landscaping scheme is implemented and established, whilst ensuring protection of existing trees. Conditions 6 and 7 are necessary to minimise and mitigate emissions and climate change impacts.
36. Condition 8 is necessary in the interests of the character and appearance of the area. For precision, I have deleted its references to stonework, masonry, tiles, dormers and canopies, privacy screens and handrails. Given the location and nature of the proposal, it is not necessary for this condition to require the submission of details of mortar colours, joint type details, small-scale section plans, extract vents, rainwater goods, boiler flues, or the provision of on-site samples.
37. Condition 9 is necessary in the interests of conserving water supplies and resources. Condition 10 is necessary in the interests of highway safety and living conditions. Condition 11 is necessary to encourage sustainable modes of travel. Condition 12 is necessary to ensure that appropriate bin storage is provided within the site.
38. A condition restricting additional windows or openings is unnecessary, as there are no permitted development rights to alter the external appearance of a block of flats. Given the location of the site, a condition restricting cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved drawings), meter boxes or flues fixed to the elevation facing a highway is unnecessary.
39. It is also not necessary to impose a condition restricting future occupiers from obtaining a parking permit. Existing Amwell House residents appear to park their cars along the access road rather than within all existing garages. Despite this, I am satisfied that the appellant's commissioned Parking Survey adequately demonstrates that the proposal would not lead to adverse parking stress in the surrounding area.
40. Conditions requiring compliance with the Building Research Establishment Green Guide of specification, at least 50% of timber products sourced from accredited Forest Stewardship Council or Programme for the Endorsement of Forestry Certification schemes, and construction and insulation materials restrictions, are not necessary, as there is a lack of evidenced planning policy need. Due to the size

and characteristics of Amwell House, it is not reasonable to impose a condition requiring a wheel-washing system.

Conclusion

41. For the above reasons, I have found that the proposal is in accordance with the development plan as a whole, and the material considerations do not indicate that a decision should be made other than in accordance with it. The appeal is therefore allowed.

R Cahalane

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and specifications: 2784-RDJWL-XX-XX-DR-A-0015 Rev C1, 2784-RDJWL-XX-XX-DR-A-0016 Rev C1, 2784-RDJWL-01-ZZ-DR-A-0020 Rev C1, 2784-RDJWL-XX-XX-DR-A-0030 Rev C3, 2784-RDJWL-01-ZZ-DR-A-0031 Rev C1, 2784-RDJWL-01-ZZ-DR-A-0032 Rev C1, 2784-RDJWL-ZZ-ZZ-DR-A-0033 Rev C1, 2784-RDJWL-ZZ-ZZ-DR-A-0034 Rev C1, Garage Elevations dated January 2023, Topographical Survey dated January 2023, Planning Fire Safety Strategy (2784-RDJWL-XX-XX-RP-A-0040 Rev C2), Drainage Assessment Form dated 17 October 2023.
- 3) Notwithstanding the details indicated on Drawing No. 2784-RDJWL-XX-XX-DR-A-0030 Rev C3, no development shall take place until full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:
 - a) details of all existing trees and hedgerows on the land, identifying those to be retained and setting out measures for their protection throughout the course of development;
 - b) planting plans and written specifications (including cultivation and other operations associated with plant and grass establishment);
 - c) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
 - d) proposed finished levels or contours;
 - e) means of enclosure;
 - f) pedestrian access and circulation areas;
 - g) hard surfacing materials;
 - h) minor artefacts and structures (eg. furniture, refuse or other storage units etc.); and
 - i) an implementation programme.
- 4) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the apartments hereby permitted or in accordance with the implementation programme agreed with the local planning authority.
- 5) In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of five years from the date of the occupation of the apartments hereby permitted.
 - a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority.
 - b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

- c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.
- 6)
- a) The development hereby permitted shall be implemented in accordance with the submitted Energy Strategy (Rev 3 – dated 31 October 2023).
 - b) Prior to first occupation of any dwelling within the development hereby approved evidence (e.g. photographs, installation contracts and As-Built certificates under the Standard Assessment Procedure/National Calculation Method) shall be submitted to the local planning authority and approved in writing to show that the development has been constructed in accordance with the approved Energy Strategy, and any subsequent approved revisions, and achieved a 76% reduction in emissions.
 - c) Upon final commencement of operation of any low and zero carbon technologies, suitable devices for the monitoring of the low and zero carbon technologies shall have been installed, and the monitored data shall be submitted automatically to a monitoring web-platform at daily intervals for a period of three years from the point of full operation. The data shall be made available to the local planning authority on request for a period of five years.
- 7) No development shall take place until the applicant has entered into a binding arrangement with the Council to make an agreed contribution to the Council's Carbon Offset Fund, in accordance with the zero carbon strategy set out in the submitted Energy Strategy (Rev 3 – dated 31 October 2023) to an amount that equates to the shortfall in required energy savings to meet the 'zero carbon' target.
- 8) No development above ground level shall take place until full details and samples of all materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Such details must include a detailed schedule of materials to include, if proposed:
- a) brick (including any feature brick panel, framing or other features);
 - b) cladding materials / render (including specifications where relevant);
 - c) roof covering; including parapet coping / capping materials;
 - d) window types;
 - e) balcony details (including soffits, panels and frame);
 - f) all privacy measures (including obscure glazing details);
 - g) balustrading treatment to balconies (including materials); and
 - h) any other materials/details/fittings to be used (including solar panels).
- The development shall then be carried out in accordance with the approved details and maintained as such thereafter.
- 9) Prior to first occupation of the apartments hereby permitted, the development shall have been constructed to achieve an internal water use of 105 litres/person/day or less.

- 10) a) During works, the developer shall ensure that no dust or other debris is carried on to adjoining properties in accordance with the Control of Dust and Emissions During Construction and Demolition Supplementary Planning Guidance (Mayor of London, 2014).
- b) Site lighting shall be designed, positioned and directed so as not to unnecessarily intrude on passing drivers or direct light into any neighbouring windows in accordance with the guidance provided by the Institute of Lighting Professionals Guidance Note GN01/21 The Reduction of Obtrusive Light (2021).
- 11) The apartments hereby permitted shall not be occupied until space has been laid out within the site in accordance with approved plan no. 2784-RDJWL-XX-XX-DR-A-0030 Rev C3 for six bicycles to be parked and that space shall thereafter be kept available for the parking of bicycles; prior to commencement of the use.
- 12) The approved refuse and recycling store as shown on approved plan no. 2784-RDJWL-XX-XX-DR-A-0030 Rev C3 shall be completed and made available for use before the development hereby permitted is first occupied or brought into use, and thereafter shall be retained for such use at all times without obstruction. Bins shall be stored within the store at all times and shall not be left on the public highway.

*****End of Schedule*****